

SITE DATA

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU/ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

PARKING REQUIREMENTS PER TABLE 18.09.050

LAND USE	REQUIRED PARKING
RESIDENTIAL	
MULTIFAMILY: STUDIO APARTMENT	1 SPACE PER UNIT
MULTIFAMILY: OTHER THAN STUDIO	2 SPACE PER UNIT

PARKING SPACES REQUIRED FOR PROPOSED BUILDING

8 UNITS	2 SPACES PER UNIT	REQUIRED * OF STALLS
		16 STALLS

PARKING SPACES PROVIDED FOR PROPOSED BUILDING

GARAGE PARKING		
STANDARD STALLS 9'-0"x20'-0"	10	STALLS
COMPACT STALLS MIN. 9'-0"x15'-0"	4	STALLS
HANDICAPPED STANDARD STALLS 9'-0"x20'-0"	1	STALLS
TOTAL	15	STALLS
ON SITE PARKING		
VAN HANDICAPPED STALL 16'-0"x20'-0"	1	STALLS
STANDARD STALLS 9'-0"x20'-0"	1	STALLS
TOTAL	17	STALLS

IMPERVIOUS SURFACE

REQUIREMENTS PER 18.07.360 TABLE 1	
SITE AREA	13,200 SF
IMPERVIOUS PER 18.07.360	6,600 SQ. FT.
PROVIDED IMPERVIOUS AREAS	
ENTRY SIDEWALK	67 SQ. FT.
BUILDING FOOTPRINT	5,163 SQ. FT.
FRONT CANTILEVER	71 SQ. FT.
REAR EXIT SIDEWALK	169 SQ. FT.
REAR DRIVEWAY/ PARKING	968 SQ. FT.
TOTAL	6,587 SQ. FT. 49.30%

OPEN SPACE REQUIREMENTS

REQUIRED MIN. OUTDOOR SPACE PER UNIT (6'-0"x8'-0" MIN. DIM.)	48 SF / UNIT
(PRIVATE OR COMMON OPEN SPACE) PER 18.07.440	384 SQ. FT.

PROVIDED (PRIVATE OPEN SPACE)

1ST FLOOR	2ND FLOOR	3RD FLOOR	PROVIDED
U583 U4811 U031-HC U583 U4812 U031 U553 U031	U583 U4811 U031-HC U583 U4812 U031 U553 U031	U583 U4811 U031-HC U583 U4812 U031 U553 U031	8 UNITS
DECK AREA			650 SQ. FT.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;
THENCE SOUTH 120 FEET;
THENCE WEST 110 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

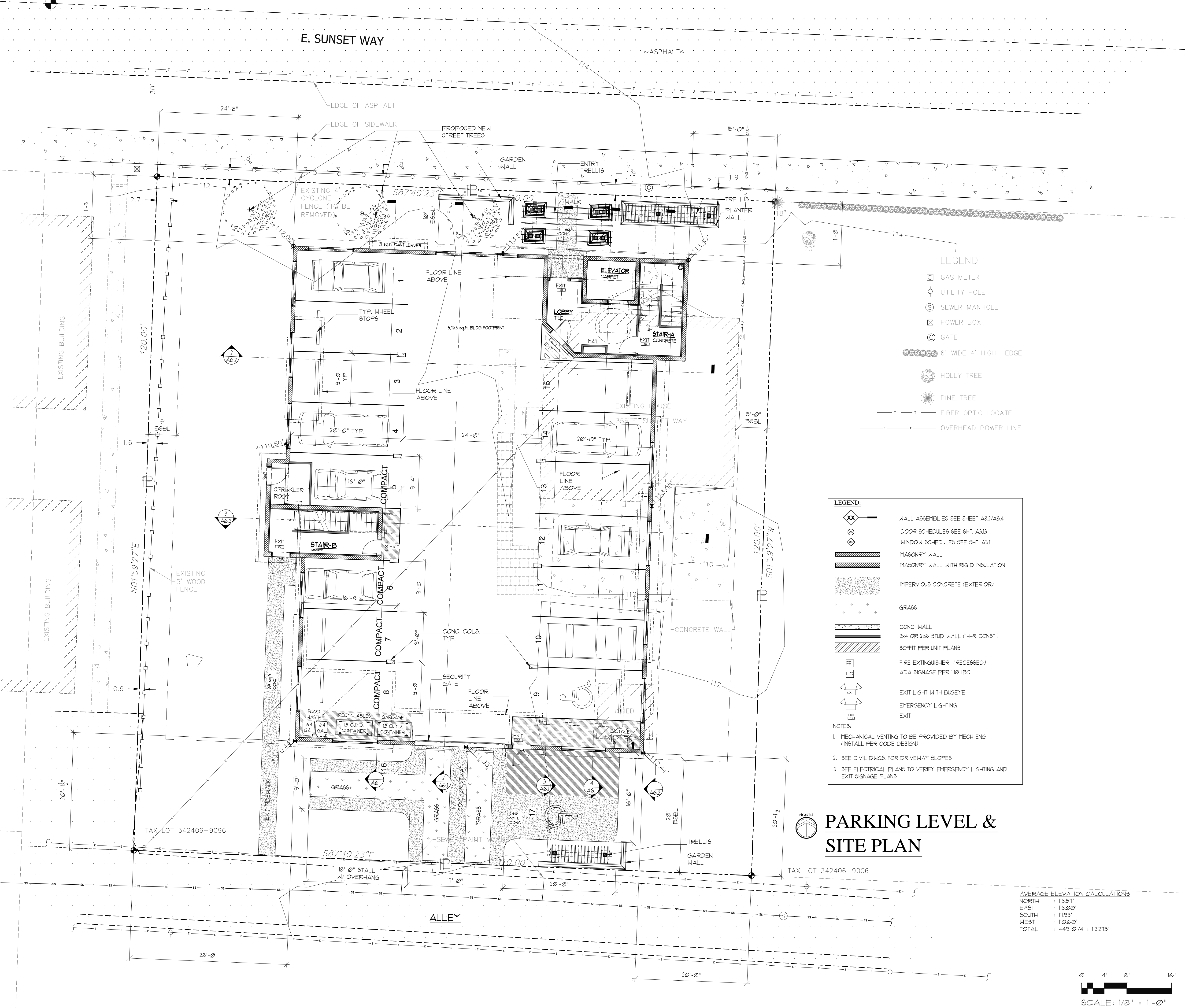
UNIT SUMMARY

DWELLING UNITS ALLOWED 18.07.360 TABLE 1

29 DU / 0.303 ACRES = 8.787 UNITS

UNIT NAME	UNIT DESCRIPTION	UNIT COUNT	AREA	TOTAL UNIT AREA
U031-HC	1 BEDRM+DEN+1 BATH	1	1,031 SQ. FT.	1,031 SQ. FT.
U031	1 BEDRM+DEN+1 BATH	2	1,031 SQ. FT.	2,062 SQ. FT.
U4811	2 BEDRM+DEN+2 BATH	1	1,418 SQ. FT.	1,418 SQ. FT.
U4812	2 BEDRM+DEN+2 BATH	1	1,418 SQ. FT.	1,418 SQ. FT.
U553	3 BEDRM+2 BATH	1	1,553 SQ. FT.	1,553 SQ. FT.
U583	3 BEDRM+2 BATH	2	1,583 SQ. FT.	3,166 SQ. FT.
TOTAL		8 UNITS		10,666 SQ. FT.

TYPE 'A' ACCESSIBLE UNITS	1 UNIT (PER 202 IBC TABLE 107.16.1)
TYPE 'B' ACCESSIBLE UNITS	1 UNITS (PER 202 IBC TABLE 107.16.2)



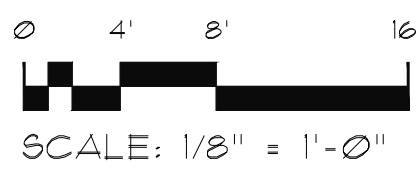
- LEGEND
- GAS METER
 - UTILITY POLE
 - SEWER MANHOLE
 - POWER BOX
 - GATE
 - 6" WIDE 4' HIGH HEDGE
 - HOLLY TREE
 - PINE TREE
 - FIBER OPTIC LOCATE
 - OVERHEAD POWER LINE

- LEGEND:
- WALL ASSEMBLIES SEE SHEET A82/A84
 - DOOR SCHEDULES SEE SHT. A313
 - WINDOW SCHEDULES SEE SHT. A311
 - MASONRY WALL
 - MASONRY WALL WITH RIGID INSULATION
 - IMPERVIOUS CONCRETE (EXTERIOR)
 - GRASS
 - CONC. WALL
 - 2x4 OR 2x6 STUD WALL (1-HR CONST.)
 - SOFFIT PER UNIT PLANS
 - FIRE EXTINGUISHER (RECESSED)
 - ADA SIGNAGE PER 110 IBC
 - EXIT LIGHT WITH BUGEYE
 - EMERGENCY LIGHTING
 - EXIT
- NOTES:
- MECHANICAL VENTING TO BE PROVIDED BY MECH ENG (INSTALL PER CODE DESIGN)
 - SEE CIVIL DWS. FOR DRIVEWAY SLOPES
 - SEE ELECTRICAL PLANS TO VERIFY EMERGENCY LIGHTING AND EXIT SIGNAGE PLANS

PARKING LEVEL & SITE PLAN

AVERAGE ELEVATION CALCULATIONS

NORTH	= 113.51'
EAST	= 113.00'
SOUTH	= 111.93'
WEST	= 110.60'
TOTAL	= 449.10' / 4 = 112.275'



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Architecture ♦ Design ♦ Planning

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
19530 SE 51ST STREET
ISSAQUAH, WA 98021
CONTACT: DJ LOVERIDGE

PRELIMINARY SITE PLAN

Date:	02-12-15
Drawn:	RRG
Job #:	1422
Revisions:	

A
2.1